

## Message Text

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PAGE 01 DAKAR 05107 101028Z

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ACTION OC-06

INFO OCT-01 AF-08 ISO-00 CCO-00 /015 W  
----- 069174

R 100925Z AUG 76  
FM AMEMBASSY DAKAR  
TO SECSTATE WASHDC 6148  
INFO AMEMBASSY ACCRA  
AMEMBASSY ABIDJAN  
AMEMBASSY BISSAU

UNCLAS DAKAR 5107

E.O. 11652: N/A

TAGS: ABLD, AFSP, ACOM, ASEN, PLL

SUBJECT: LEASE OF PROPERTY FOR AMERICAN EMBASSY IN BISSAU

REF A DAKAR 3894, B STATE 186551

ACCRA FOR RCO, ABIDJAN FOR RSO

1. RE REFTELS, FBO LEAVENWORTH RETURNED TO DAKAR 6 AUGUST, AS SCHEDULED.
2. DATA OBTAINED BEING REVIEWED. STRUCTURAL DESIGN CALCULATIONS PROVIDED WERE DISCOVERED TO BE FOR A DIFFERENT BUILDING. CALCULATIONS FOR GOMES BUILDING WERE NOT REPEAT NOT AVAILABLE FROM OWNER OR LOCAL AUTHORITIES EVEN AFTER REPEATED ASSURANCES BY LOCAL AUTHORITIES THAT CALCULATIONS WERE REQUIRED AND ON FILE. LOCAL STRUCTURAL ENGINEER WHO DESIGNED STRUCTURE NO LONGER IN BISSAU.
3. BLDG ORIGINALLY DESIGNED FOR FOUR FLOORS; AN ADDITIONAL FLOOR WAS ADDED, APPARENTLY WITHOUT REDESIGN OF LOWER FLOORS. NO DIFFERENTIAL SETTLEMENT WAS APPARENT, HOWEVER, UNIFORM SETTLEMENT OF APPROXIMATELY 6 INCHES HAS OCCURRED. THIS HAS CAUSED MAJOR STRUCTURAL DAMAGE TO SMALL BLDG ADJACENT TO GOMES PROPERTY. PRESENT SETTLEMENT HAS OCCURRED WITH ONLY THE UNIFORM,

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PAGE 02 DAKAR 05107 101028Z

SYMETICALLY APPLIED, DEAD LOAD OF STRUCTURE. SETTLEMENT

EFFECT OF ASSYMETRIC LOADING IMPOSED BY DESIRED MODIFICATIONS FOR EQUIPMENT UNDETERMINABLE WITHOUT MAJOR SUBSURFACE INVESTIGATION, DUE TO NON- AVAILABILITY OF ANY FOUNDATION DESING OR SOIL DATA. THIS INVESTIGATION IS BEYOND CAPABILITIES IN BISSAU AND OWNER'S PERMISSION TO PERFORM INVESTIGATION IS UNLIKELY.

4. INVESTIGATION OF AS BUILT CONDITIONS REVEALED:

A) QUALITY OF CONCRETE TO BE POOR, WITH NO MIX CONTROL EVIDENT. AVERAGE COMPRESSIVE STRENGHT OF CONCRETE MAY BE SAFELY ASSUMED TO BE NO HIGHER THAN 1,600 PSI.

B) DIMENSIONS OF STRUCTURAL MEMBERS REDUCED IN CERTAIN BEAMS AND COLUMNS BY EXTENSIVE CUTTING FOR PLUMBING AND ELECTRICAL RUNS, WHICH GENERALLY REPEAT VERTICALLY FROM FLOOR TO FLOOR.

C) EXTENSIVE VOIDS IN CONCRETE DUE TO LACK OF VIBRATION.

D) SOME DEVIATION FROM STRUCTURAL DRAWINGS RE STEEL PLACEMENTM

5. BASED ONN INFO COLLECTED IN BISSAU STRUCTURAL SNALYSIS OF BUILDING STRUCTURE (EXCLUDING FOUNDATIONS) BEING PREPARED. WILL CABLE RESULTS AS SOON AS COMPLETE. STRUCTURE APPEARS SATISFACTORY FOR APARTMENTS AS DESIGNED, HOWEVER, ABILITY TO TAKE PROPOSED EQUIPMENT LOADING, REFTEL B, CONSIDERED QUESTIONABLE.  
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